

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Charleston Trident Association of REALTORS® region rose 4.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 9.5 percent.

The overall Median Sales Price improved 1.9 percent to \$426,825. The property type with the largest gain was the Single-Family Homes segment, where prices went up 3.6 percent to \$455,704. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 43 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 74 days.

Market-wide, inventory levels improved 8.4 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale were up 9.2 percent. That amounts to 3.2 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

## Quick Facts

**+ 9.5%**

Price Range with  
Strongest Sales:  
**\$750,001 to \$1,000,000**

**+ 5.5%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 4.5%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

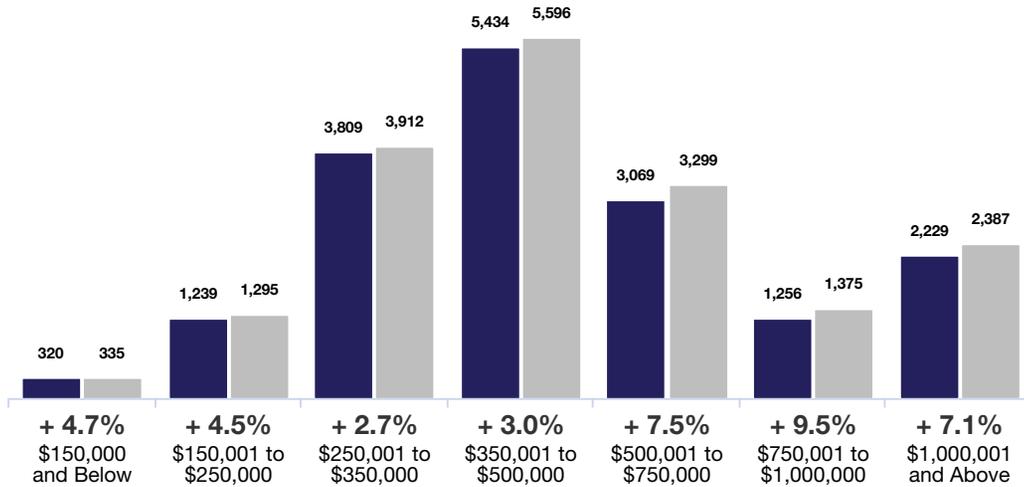


# Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

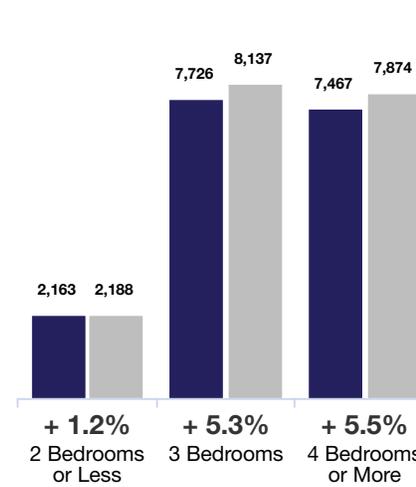
## By Price Range

■ 2-2025 ■ 2-2026



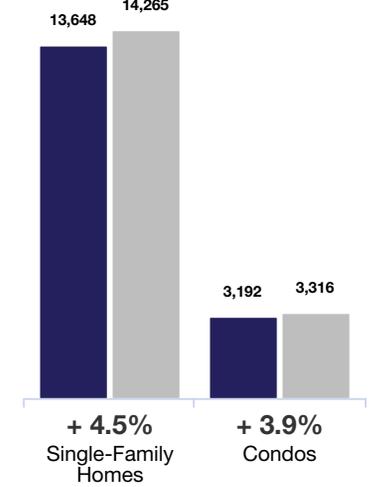
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



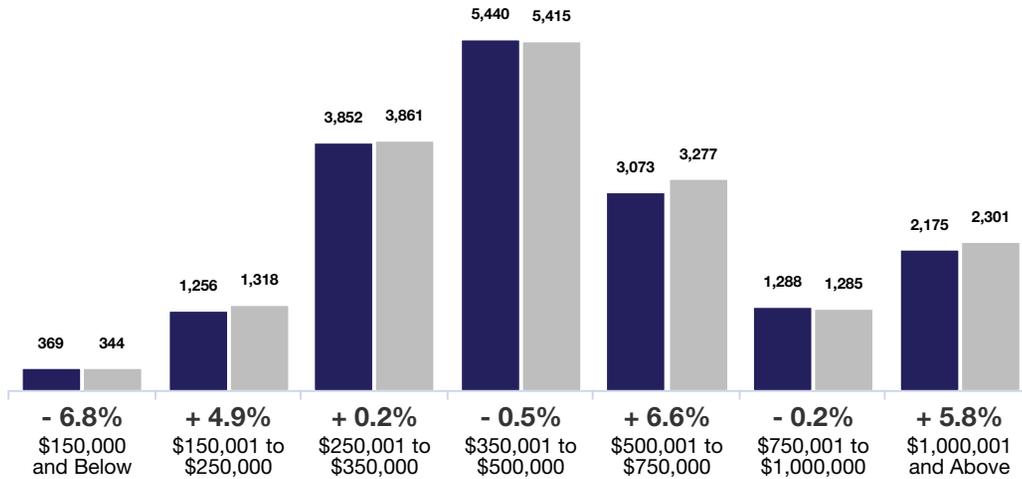
	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	320	335	+ 4.7%	206	179	- 13.1%	24	45	+ 87.5%
\$150,001 to \$250,000	1,239	1,295	+ 4.5%	628	694	+ 10.5%	420	398	- 5.2%
\$250,001 to \$350,000	3,809	3,912	+ 2.7%	2,444	2,474	+ 1.2%	1,189	1,196	+ 0.6%
\$350,001 to \$500,000	5,434	5,596	+ 3.0%	4,596	4,729	+ 2.9%	789	814	+ 3.2%
\$500,001 to \$750,000	3,069	3,299	+ 7.5%	2,727	2,872	+ 5.3%	338	422	+ 24.9%
\$750,001 to \$1,000,000	1,256	1,375	+ 9.5%	1,077	1,195	+ 11.0%	177	179	+ 1.1%
\$1,000,001 and Above	2,229	2,387	+ 7.1%	1,970	2,122	+ 7.7%	255	262	+ 2.7%
<b>All Price Ranges</b>	<b>17,356</b>	<b>18,199</b>	<b>+ 4.9%</b>	<b>13,648</b>	<b>14,265</b>	<b>+ 4.5%</b>	<b>3,192</b>	<b>3,316</b>	<b>+ 3.9%</b>
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	2,163	2,188	+ 1.2%	780	756	- 3.1%	1,302	1,350	+ 3.7%
3 Bedrooms	7,726	8,137	+ 5.3%	5,852	6,171	+ 5.5%	1,596	1,651	+ 3.4%
4 Bedrooms or More	7,467	7,874	+ 5.5%	7,016	7,338	+ 4.6%	294	315	+ 7.1%
<b>All Bedroom Counts</b>	<b>17,356</b>	<b>18,199</b>	<b>+ 4.9%</b>	<b>13,648</b>	<b>14,265</b>	<b>+ 4.5%</b>	<b>3,192</b>	<b>3,316</b>	<b>+ 3.9%</b>

# Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**

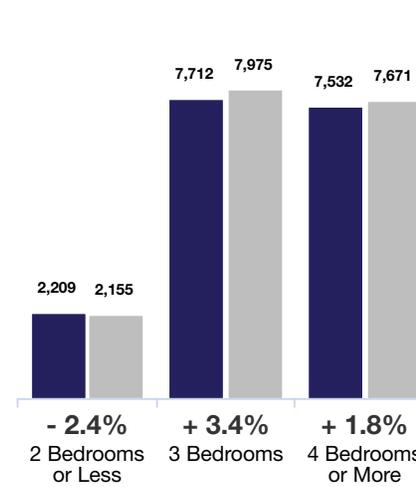
## By Price Range

■ 2-2025 ■ 2-2026



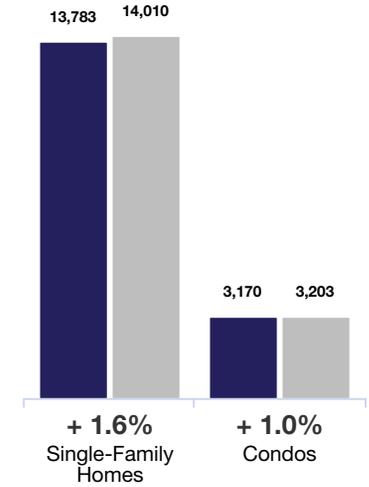
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	369	344	- 6.8%
\$150,001 to \$250,000	1,256	1,318	+ 4.9%
\$250,001 to \$350,000	3,852	3,861	+ 0.2%
\$350,001 to \$500,000	5,440	5,415	- 0.5%
\$500,001 to \$750,000	3,073	3,277	+ 6.6%
\$750,001 to \$1,000,000	1,288	1,285	- 0.2%
\$1,000,001 and Above	2,175	2,301	+ 5.8%
<b>All Price Ranges</b>	<b>17,453</b>	<b>17,801</b>	<b>+ 2.0%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	2,209	2,155	- 2.4%
3 Bedrooms	7,712	7,975	+ 3.4%
4 Bedrooms or More	7,532	7,671	+ 1.8%
<b>All Bedroom Counts</b>	<b>17,453</b>	<b>17,801</b>	<b>+ 2.0%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	241	183	- 24.1%
\$150,001 to \$250,000	647	720	+ 11.3%
\$250,001 to \$350,000	2,514	2,433	- 3.2%
\$350,001 to \$500,000	4,650	4,600	- 1.1%
\$500,001 to \$750,000	2,722	2,872	+ 5.5%
\$750,001 to \$1,000,000	1,109	1,122	+ 1.2%
\$1,000,001 and Above	1,900	2,080	+ 9.5%
<b>All Price Ranges</b>	<b>13,783</b>	<b>14,010</b>	<b>+ 1.6%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	2,209	2,155	- 2.4%
3 Bedrooms	7,712	7,975	+ 3.4%
4 Bedrooms or More	7,532	7,671	+ 1.8%
<b>All Bedroom Counts</b>	<b>17,453</b>	<b>17,801</b>	<b>+ 2.0%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	33	53	+ 60.6%
\$150,001 to \$250,000	433	402	- 7.2%
\$250,001 to \$350,000	1,155	1,202	+ 4.1%
\$350,001 to \$500,000	750	765	+ 2.0%
\$500,001 to \$750,000	348	400	+ 14.9%
\$750,001 to \$1,000,000	178	163	- 8.4%
\$1,000,001 and Above	273	218	- 20.1%
<b>All Price Ranges</b>	<b>3,170</b>	<b>3,203</b>	<b>+ 1.0%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	803	748	- 6.8%
3 Bedrooms	5,875	6,075	+ 3.4%
4 Bedrooms or More	7,105	7,187	+ 1.2%
<b>All Bedroom Counts</b>	<b>13,783</b>	<b>14,010</b>	<b>+ 1.6%</b>

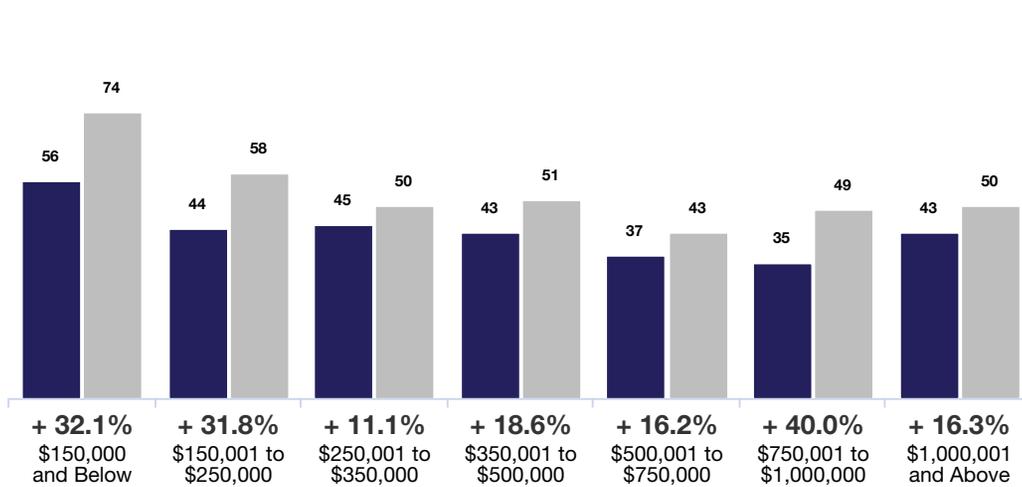
# Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

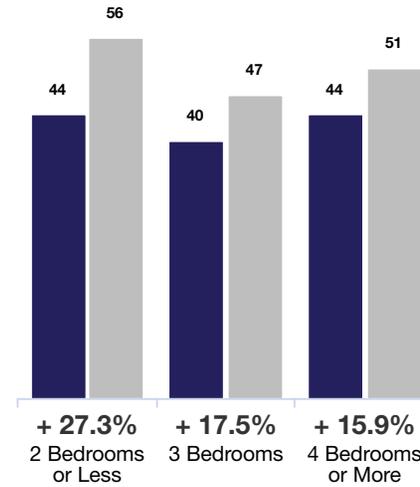
## By Price Range

■ 2-2025 ■ 2-2026



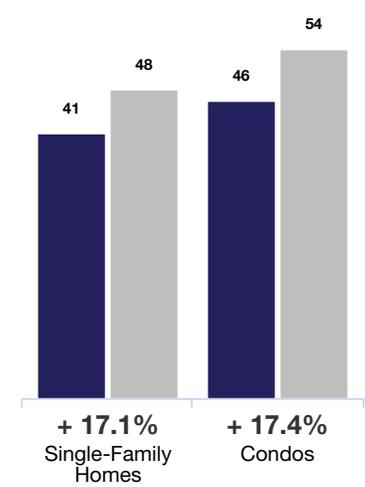
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



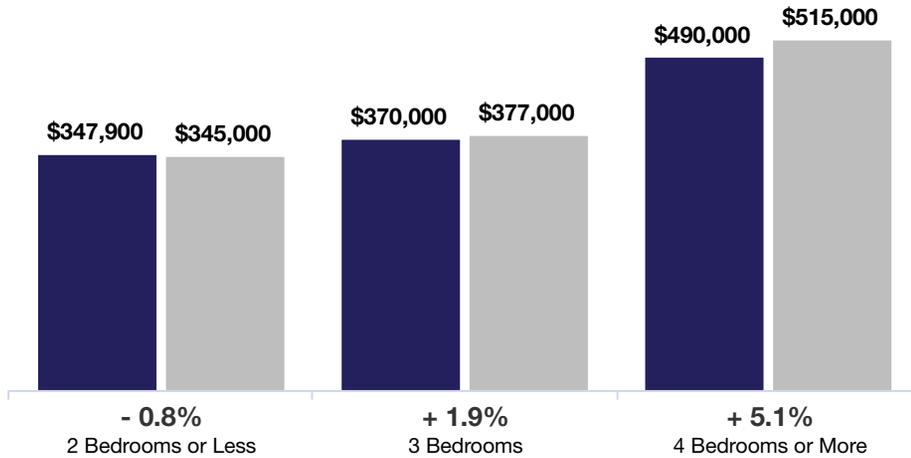
	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	56	74	+ 32.1%	57	72	+ 26.3%	33	64	+ 93.9%
\$150,001 to \$250,000	44	58	+ 31.8%	44	54	+ 22.7%	40	57	+ 42.5%
\$250,001 to \$350,000	45	50	+ 11.1%	41	47	+ 14.6%	54	58	+ 7.4%
\$350,001 to \$500,000	43	51	+ 18.6%	43	52	+ 20.9%	41	47	+ 14.6%
\$500,001 to \$750,000	37	43	+ 16.2%	36	41	+ 13.9%	45	57	+ 26.7%
\$750,001 to \$1,000,000	35	49	+ 40.0%	32	48	+ 50.0%	53	51	- 3.8%
\$1,000,001 and Above	43	50	+ 16.3%	44	49	+ 11.4%	40	52	+ 30.0%
<b>All Price Ranges</b>	<b>42</b>	<b>50</b>	<b>+ 19.0%</b>	<b>41</b>	<b>48</b>	<b>+ 17.1%</b>	<b>46</b>	<b>54</b>	<b>+ 17.4%</b>
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	44	56	+ 27.3%	42	51	+ 21.4%	43	58	+ 34.9%
3 Bedrooms	40	47	+ 17.5%	37	45	+ 21.6%	47	53	+ 12.8%
4 Bedrooms or More	44	51	+ 15.9%	44	51	+ 15.9%	57	46	- 19.3%
<b>All Bedroom Counts</b>	<b>42</b>	<b>50</b>	<b>+ 19.0%</b>	<b>41</b>	<b>48</b>	<b>+ 17.1%</b>	<b>46</b>	<b>54</b>	<b>+ 17.4%</b>

# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

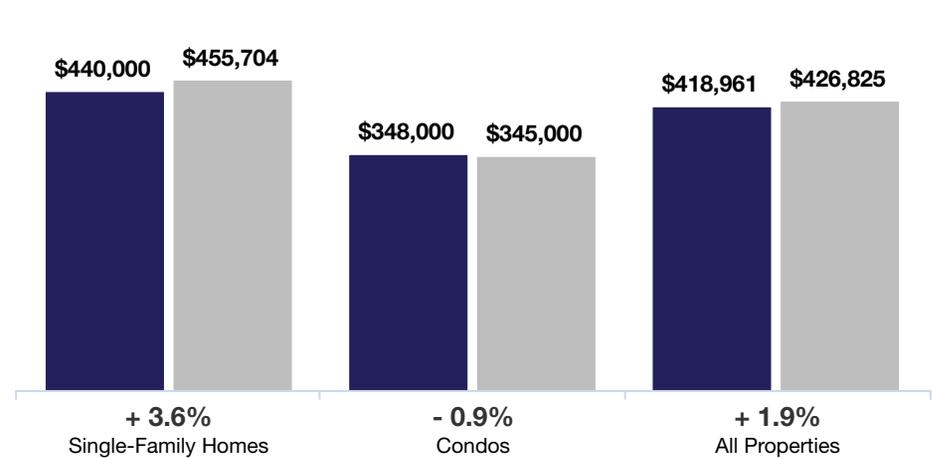
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

#### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	\$347,900	\$345,000	- 0.8%
3 Bedrooms	\$370,000	\$377,000	+ 1.9%
4 Bedrooms or More	\$490,000	\$515,000	+ 5.1%
<b>All Bedroom Counts</b>	<b>\$418,961</b>	<b>\$426,825</b>	<b>+ 1.9%</b>

### Single-Family Homes

	2-2025	2-2026	Change
Single-Family Homes	\$395,000	\$390,000	- 1.3%
	\$382,128	\$392,585	+ 2.7%
	\$500,000	\$530,000	+ 6.0%
<b>All Single-Family Homes</b>	<b>\$440,000</b>	<b>\$455,704</b>	<b>+ 3.6%</b>

### Condos

	2-2025	2-2026	Change
Condos	\$345,000	\$340,000	- 1.4%
	\$345,000	\$333,000	- 3.5%
	\$384,995	\$418,876	+ 8.8%
<b>All Condos</b>	<b>\$348,000</b>	<b>\$345,000</b>	<b>- 0.9%</b>

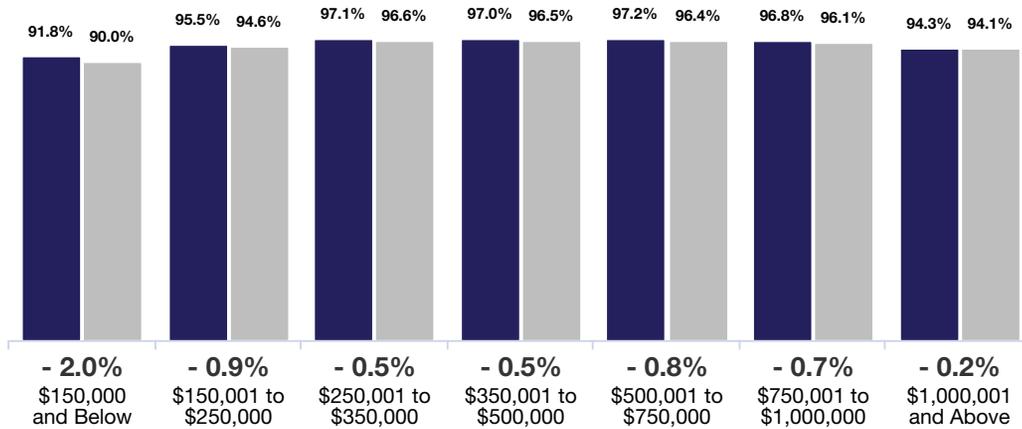
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

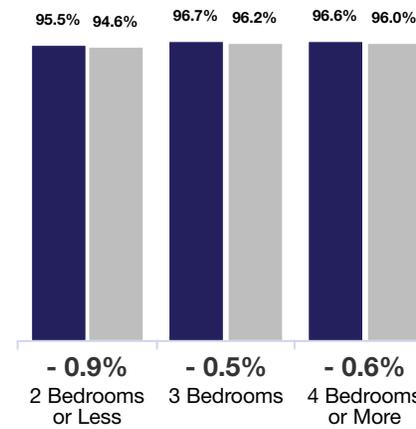
## By Price Range

■ 2-2025 ■ 2-2026



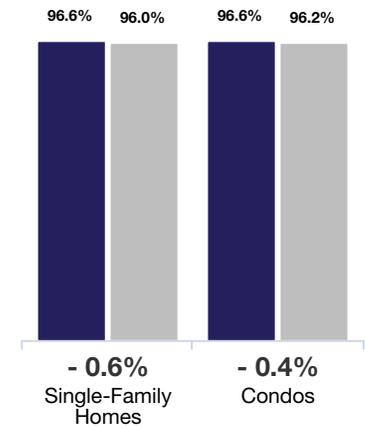
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	91.8%	90.0%	- 2.0%
\$150,001 to \$250,000	95.5%	94.6%	- 0.9%
\$250,001 to \$350,000	97.1%	96.6%	- 0.5%
\$350,001 to \$500,000	97.0%	96.5%	- 0.5%
\$500,001 to \$750,000	97.2%	96.4%	- 0.8%
\$750,001 to \$1,000,000	96.8%	96.1%	- 0.7%
\$1,000,001 and Above	94.3%	94.1%	- 0.2%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>95.9%</b>	<b>- 0.6%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	95.5%	94.6%	- 0.9%
3 Bedrooms	96.7%	96.2%	- 0.5%
4 Bedrooms or More	96.6%	96.0%	- 0.6%
<b>All Bedroom Counts</b>	<b>96.5%</b>	<b>96.0%</b>	<b>- 0.6%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	92.8%	91.8%	- 1.1%
\$150,001 to \$250,000	95.6%	94.7%	- 0.9%
\$250,001 to \$350,000	97.2%	96.7%	- 0.5%
\$350,001 to \$500,000	97.1%	96.6%	- 0.5%
\$500,001 to \$750,000	97.3%	96.4%	- 0.9%
\$750,001 to \$1,000,000	96.9%	96.1%	- 0.8%
\$1,000,001 and Above	94.1%	94.0%	- 0.1%
<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.0%</b>	<b>- 0.6%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	95.5%	94.6%	- 0.9%
3 Bedrooms	96.7%	96.2%	- 0.5%
4 Bedrooms or More	96.6%	96.0%	- 0.6%
<b>All Bedroom Counts</b>	<b>96.5%</b>	<b>95.9%</b>	<b>- 0.6%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	92.8%	91.8%	- 1.1%
\$150,001 to \$250,000	95.6%	94.7%	- 0.9%
\$250,001 to \$350,000	97.2%	96.7%	- 0.5%
\$350,001 to \$500,000	97.1%	96.6%	- 0.5%
\$500,001 to \$750,000	97.3%	96.4%	- 0.9%
\$750,001 to \$1,000,000	96.9%	96.1%	- 0.8%
\$1,000,001 and Above	94.1%	94.0%	- 0.1%
<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.0%</b>	<b>- 0.6%</b>

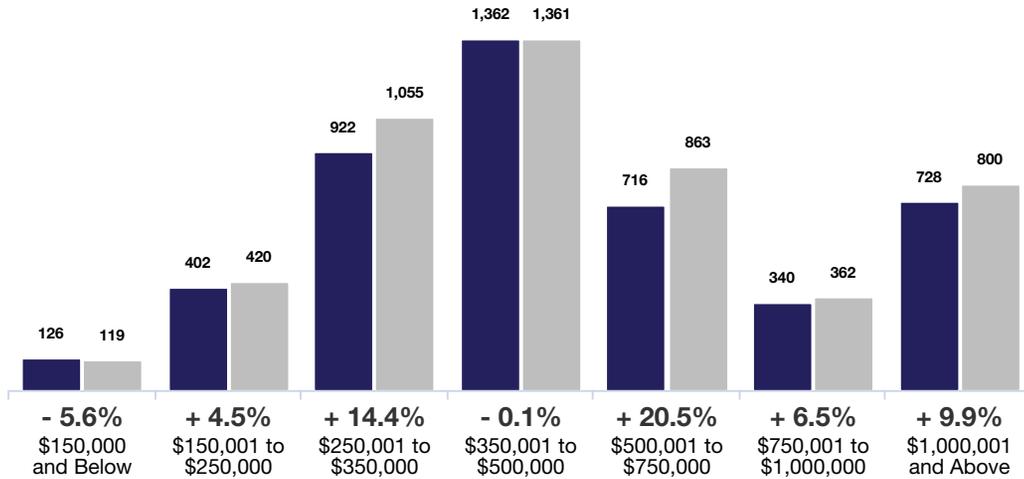
By Price Range	2-2025	2-2026	Change
\$150,000 and Below	95.0%	90.0%	- 5.3%
\$150,001 to \$250,000	96.2%	95.5%	- 0.7%
\$250,001 to \$350,000	97.2%	96.9%	- 0.3%
\$350,001 to \$500,000	96.7%	96.5%	- 0.2%
\$500,001 to \$750,000	96.5%	96.1%	- 0.4%
\$750,001 to \$1,000,000	96.1%	95.9%	- 0.2%
\$1,000,001 and Above	95.2%	94.4%	- 0.8%
<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.2%</b>	<b>- 0.4%</b>

# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

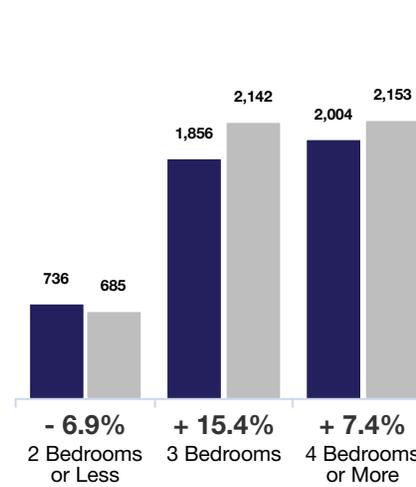
## By Price Range

■ 2-2025 ■ 2-2026



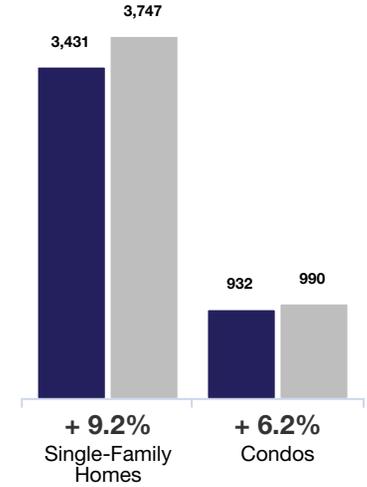
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	126	119	- 5.6%
\$150,001 to \$250,000	402	420	+ 4.5%
\$250,001 to \$350,000	922	1,055	+ 14.4%
\$350,001 to \$500,000	1,362	1,361	- 0.1%
\$500,001 to \$750,000	716	863	+ 20.5%
\$750,001 to \$1,000,000	340	362	+ 6.5%
\$1,000,001 and Above	728	800	+ 9.9%
<b>All Price Ranges</b>	<b>4,596</b>	<b>4,980</b>	<b>+ 8.4%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	736	685	- 6.9%
3 Bedrooms	1,856	2,142	+ 15.4%
4 Bedrooms or More	2,004	2,153	+ 7.4%
<b>All Bedroom Counts</b>	<b>4,596</b>	<b>4,980</b>	<b>+ 8.4%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	69	70	+ 1.4%
\$150,001 to \$250,000	208	210	+ 1.0%
\$250,001 to \$350,000	537	588	+ 9.5%
\$350,001 to \$500,000	1,112	1,151	+ 3.5%
\$500,001 to \$750,000	601	723	+ 20.3%
\$750,001 to \$1,000,000	284	307	+ 8.1%
\$1,000,001 and Above	620	698	+ 12.6%
<b>All Price Ranges</b>	<b>3,431</b>	<b>3,747</b>	<b>+ 9.2%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	15	5	- 66.7%
\$150,001 to \$250,000	124	140	+ 12.9%
\$250,001 to \$350,000	307	379	+ 23.5%
\$350,001 to \$500,000	213	187	- 12.2%
\$500,001 to \$750,000	112	130	+ 16.1%
\$750,001 to \$1,000,000	55	49	- 10.9%
\$1,000,001 and Above	106	100	- 5.7%
<b>All Price Ranges</b>	<b>932</b>	<b>990</b>	<b>+ 6.2%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	218	231	+ 6.0%
3 Bedrooms	1,350	1,528	+ 13.2%
4 Bedrooms or More	1,863	1,988	+ 6.7%
<b>All Bedroom Counts</b>	<b>3,431</b>	<b>3,747</b>	<b>+ 9.2%</b>

By Price Range	2-2025	2-2026	Change
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\$750,001 to \$1,000,000	55	49	- 10.9%
\$1,000,001 and Above	106	100	- 5.7%
<b>All Price Ranges</b>	<b>932</b>	<b>990</b>	<b>+ 6.2%</b>

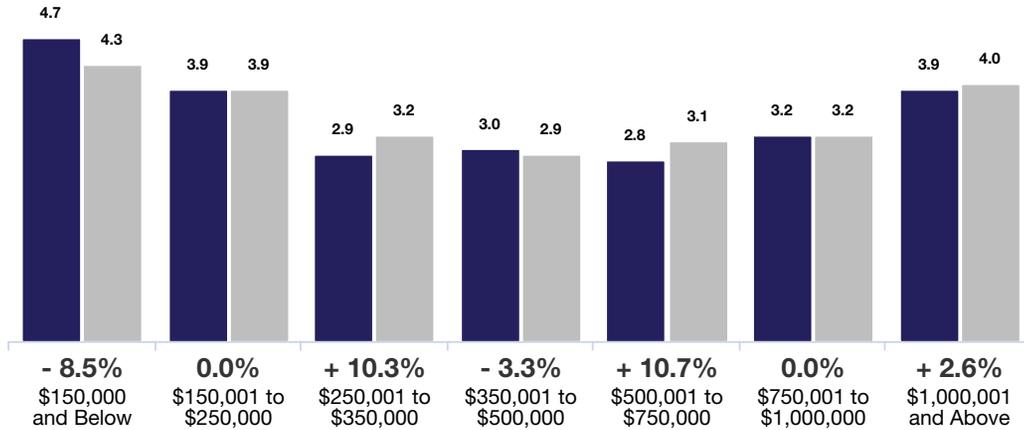
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

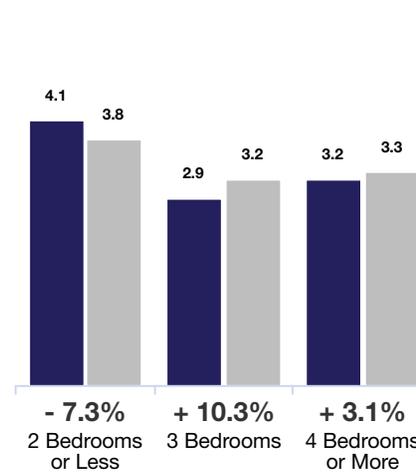
## By Price Range

■ 2-2025 ■ 2-2026



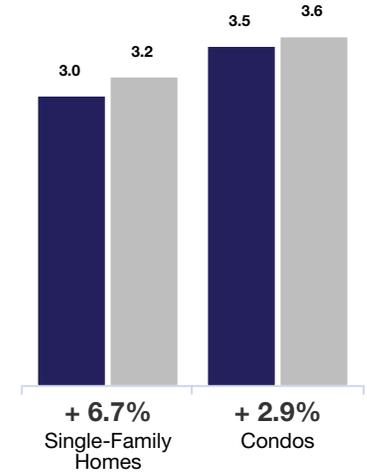
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	4.7	4.3	- 8.5%
\$150,001 to \$250,000	3.9	3.9	0.0%
\$250,001 to \$350,000	2.9	3.2	+ 10.3%
\$350,001 to \$500,000	3.0	2.9	- 3.3%
\$500,001 to \$750,000	2.8	3.1	+ 10.7%
\$750,001 to \$1,000,000	3.2	3.2	0.0%
\$1,000,001 and Above	3.9	4.0	+ 2.6%
<b>All Price Ranges</b>	<b>3.2</b>	<b>3.3</b>	<b>+ 3.1%</b>

### Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	4.0	4.7	+ 17.5%
\$150,001 to \$250,000	4.0	3.6	- 10.0%
\$250,001 to \$350,000	2.6	2.9	+ 11.5%
\$350,001 to \$500,000	2.9	2.9	0.0%
\$500,001 to \$750,000	2.6	3.0	+ 15.4%
\$750,001 to \$1,000,000	3.2	3.1	- 3.1%
\$1,000,001 and Above	3.8	3.9	+ 2.6%
<b>All Price Ranges</b>	<b>3.0</b>	<b>3.2</b>	<b>+ 6.7%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	6.2	1.3	- 79.0%
\$150,001 to \$250,000	3.5	4.2	+ 20.0%
\$250,001 to \$350,000	3.1	3.8	+ 22.6%
\$350,001 to \$500,000	3.2	2.8	- 12.5%
\$500,001 to \$750,000	4.0	3.7	- 7.5%
\$750,001 to \$1,000,000	3.7	3.3	- 10.8%
\$1,000,001 and Above	5.0	4.6	- 8.0%
<b>All Price Ranges</b>	<b>3.5</b>	<b>3.6</b>	<b>+ 2.9%</b>

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	4.1	3.8	- 7.3%
3 Bedrooms	2.9	3.2	+ 10.3%
4 Bedrooms or More	3.2	3.3	+ 3.1%
<b>All Bedroom Counts</b>	<b>3.2</b>	<b>3.3</b>	<b>+ 3.1%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	3.4	3.7	+ 8.8%
3 Bedrooms	2.8	3.0	+ 7.1%
4 Bedrooms or More	3.2	3.3	+ 3.1%
<b>All Bedroom Counts</b>	<b>3.0</b>	<b>3.2</b>	<b>+ 6.7%</b>

### Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	4.3	3.5	- 18.6%
3 Bedrooms	3.0	3.7	+ 23.3%
4 Bedrooms or More	2.8	3.3	+ 17.9%
<b>All Bedroom Counts</b>	<b>3.5</b>	<b>3.6</b>	<b>+ 2.9%</b>